

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Approved Minutes – Regular Meeting
Thursday, April 3, 2014, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call

- Meeting was called to order at 7:31 PM.
- **Regular Members Present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Harry Thomas, Ronald Scussel and Wes Shorts
- **Alternate Members Present:** None
- **Staff Present:** Shaun Gately, Economic Development Coordinator & Interim Planner, Craig Perry, Inland Wetlands Enforcement Officer and Town Attorney Hal Cummings
- **Recording Secretary:** Tanjua Damon-Merrow

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda – Additional business to be considered under agenda item #4 “Other Business”

- Shuan Gately reported there was none.

2.2 Communications received NOT related to Agenda Items

- Shuan Gately reported there was none.

2.3 Acceptance of the Minutes

- **Harry Thomas, seconded by Charles Bardes moved a motion to approve the minutes of the March 20, 2014 meeting with corrections. Motion carried unanimously.**

3. Public Hearings and Actions on Applications

3.1 Continued Hearing Application (**PZ-2014-02**) of Ed Johansen dba Mill Street Auto for a Special Permit and Site Plan approval to establish an automotive service & repair facility and for DMV locational approval for the use at #458 Talcottville Road (Assessor's ID: Map #09, Block #015T, Lot/Parcel #002ID)

- **Commission Chairman Francis Kaplan recused himself due to the fact that his property abuts the subject property. Vice Chairman Charles Bardes assumed the chairmanship for the proceedings regarding this application.**
- Shaun Gately read a memo from Terry McCarthy, Town Engineer into the record.
- Shaun Gately read a written response from David Vasquez a soil scientist with the North Central Conservation District into the record.
- Dorian Famiglietti of Kahan, Kerensky & Capossela LLP and John Martucci, engineer discussed how the applicant was meeting the requirements needed to be granted the necessary permit regarding the condition of the pavement at the site and the aquifer concerns brought by commission members at the March 20, 2014 meeting.
- Shaun Gately read an email from Cindy F. Gaudino, Manager Source Protection and Real Estate with Connecticut Water Company into the record.
- Attorney Famiglietti reported to the commission about back up alarms and the OSHA requirements.
- Attorney Famiglietti explained her client would put privacy slats into the fence.
- **Public Comment:**
 - George LeTendre, 35 Pearl Drive spoke regarding the special permit being requested. He asked the commission to deny the application.
 - **Public hearing closed at 8:09 p.m.**
- Charles Bardes suggested the commission take a recess to discuss the application.
- Town Attorney Hal Cummings reminded the commission that conversations should be held during public sessions.
- Attorney Cummings explained to the commission how to weigh and approval or denial of the application. He read sections 20.4.2.23 and 20.4.23.2 from the planning and zoning regulations into the record.

The commission took a five minute recess at 8:22 p.m. for Mr. Gately to provide copies of the draft motion for the application.

The commission officially returned to session at 8:31 p.m.

- Shuan Gately explained the language of the draft motion to the commission.
 - **Harry Thomas, seconded by Wes Shorts moved a motion to approve the application (PZ-2014-02) of Ed Johansen dba Mill Street Auto for a Special Permit and Site Plan approval to establish an automotive service & repair facility and for DMV locational approval for the use at #459 Talcottville Road (Assessor's ID: Map #09, Block #015T, Lot/Parcel #0021D).**

- Stipulations were included by the Planning & Zoning Commission.
 - Privacy slats will be added to the chain link fence.
 - Audible back up alarms need to be turned down to an appropriate level if trucks are being used during off business hours from 8 p.m. to 8 a.m.
 - Off hour loading and unloading of vehicles shall be conducted inside the premises from 10 p.m. to 8 a.m.
 - All operation of loud equipment shall ensure decibel levels at the property line shall not exceed the levels set by state statute.
 - Sealing of pavement cracks and patching of pot holes will be conducted prior to moving in and in accordance with the submitted Drainage System Operation and Maintenance Plan dated March 2014.
 - A concrete dam (secondary containment system to hold 110% of the container's capacity) will be constructed around the waste oil storage tank inside the building.
- **The motion carried with Ronald Scussel the only commission member voting against the motion.**

4. Other Business

At this point Francis Kaplan re-assumed chairmanship of the meeting.

4.1 Receipt of Application

- Shuan Gately reported there was none.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1. Amendment / Adoption of Agenda" at the beginning of the meeting.

- **Ronald Scussel, seconded by Victor Riscassi moved a motion to approve the minutes of the March 6, 2014. Motion carried unanimously.**

5. Adjournment

- **Charles Bardes, seconded by Harry Thomas moved to adjourn the meeting.**
- **Meeting adjourned at approximately 8:50 PM.**

Tanjua Damon-Merrow
Recording Secretary